

TO: Mayor and City Council
THROUGH: Matt Fulton, City Manager
Jim Hartshorn, Comm. Development Director
FROM: Ben Boike, Assistant Comm. Dev. Dir.
DATE: January 25, 2016
SUBJECT: Proposed Use at 260 Wentworth Ave E.



City of West St. Paul

BACKGROUND INFORMATION:

Per direction at the January 11, 2016 open council meeting, Staff has invited the perspective buyers of 260 Wentworth Ave to tonight's meeting to discuss the proposed use.

The perspective buyers are proposing a banquet hall/commercial kitchen at 260 Wentworth Ave E. (formally the RMS building). Please see attached for a description of the proposed Use.

Parking was brought up at the last meeting. The site currently has approximately 140 striped stalls on-site with room for additional stalls in the far rear lot (at least 80 additional stalls could be striped). The 140 existing stalls are more than adequate for the proposed use per current parking requirements, although the proposed capacity of 400 persons may create the need for additional parking.

Zoning does not currently allow "Commercial Kitchens" or "Banquet Halls" in the I1 District. Should Council be in favor of amending the code to allow them in the district, Staff recommends allowing them through a Conditional Use Permit to provide the Planning Commission, Council, and the public an opportunity to review the proposed Use through the public hearing process and place appropriate conditions on it.

FISCAL IMPACT:

N/A

		Amount
Fund:		
Department:		
Account:		

STAFF RECOMMENDATION:

Staff is requesting direction on whether or not to proceed with a zoning amendment to allow banquet halls in the I1 District through a Conditional Use Permit.